



Forest Hills-Rego Park Rezoning - **Approved!**

Overview

Update September 25, 2002:

On September 25, 2002 the City Council adopted the Forest Hills-Rego Park Rezoning. The zoning map changes are now in effect.

Overview

The Department of City Planning proposes a zoning map change for all or parts of 61 blocks in the Forest Hills and Rego Park neighborhoods in Queens Community District 6. The Forest Hills-Rego Park rezoning area is generally bounded by Queens Boulevard to the north, Ascan Avenue to the east, Metropolitan Avenue to the south and the Long Island Rail Road Glendale Cut-off to the west. Residents have become increasingly concerned that current zoning, which has been in place since 1961, allows new residential development that is inconsistent with the neighborhood's established building patterns and character.

The rezoning area consists primarily of one- and two-family houses, mainly built in the first half of the 1900s and arranged in patterns of detached, semi-detached and rowhouse structures. Blocks in the study area are located within larger swaths of R3-2, R4 and R7-1 zoning districts, which are districts that allow a wide variety of housing types. The proposed rezoning aims to reinforce existing neighborhood character and to establish contextual zoning designations consistent with building patterns.



Rowhouses on 68th Avenue in proposed R4B district.

Public Review

On May 28, 2002 the Department of City Planning certified the Uniform Land Use Review Procedure ([ULURP](#)) application (C 020629 ZMQ) for the Forest Hills-Rego Park Rezoning to begin the formal public review process. On June 12, 2002 Community Board 6 voted to recommend approval of the rezoning. On July 19, 2002 the Borough President issued a recommendation for approval of the application. The City Planning Commission held a public hearing on July 24, 2002 and approved the proposed zoning map changes on August 21, 2002. ([Read the CPC Report](#)). On September 25, 2002 the City Council adopted the zoning changes which are now in effect.

For more information, please contact the Queens Office of the Department of City Planning at (718) 286-3170.

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Proposed Zoning

The rezoning proposal would change the area's R3-2, R4 and R7-1 zones to contextual R2, R3-1, R3A and R4B zones to better reflect existing neighborhood development patterns.

About half of the study area is proposed to change from R7-1 or R4 to R4B. The houses in these blocks are almost all one- and two-family attached rowhouses or semi-detached houses. The proposed **R4B** zone is primarily a low-rise rowhouse district, but it also allows detached and semi-detached buildings. Development is limited to one- and two-family houses with a maximum floor area ratio of 0.9 and a maximum building height of 24 feet. The front yard must be a minimum of five feet and at least as deep as an adjacent front yard up to a depth of 20 feet. A C1-2 commercial overlay is also proposed along one blockfront on 69th Avenue to reflect long established local commercial uses.

Six blocks that are developed with mostly detached frame houses on comparatively narrow lots are proposed to be changed from R4 to R3A. The existing R4 zone is a general residence district that allows a variety of housing types. The proposed **R3A** district permits modest sized one- and two-family detached houses on lots with a minimum width of 25 feet, and it allows a maximum floor area ratio of 0.6, including an attic allowance.

Five blocks containing one- and two-family, detached and semi-detached houses are proposed to be rezoned from R3-2 to R3-1. The existing R3-2 zone is a general residence district that allows a variety of housing types, including multi-family dwellings, rowhouses and small apartment buildings. The proposed **R3-1** district is limited to single- and two-family detached and semi-detached houses, otherwise R3-1 has the same building and lot requirements as R3-2, such as a maximum building height of 35 feet and a maximum floor area ratio of 0.6, including an attic allowance.

The Van-Court section in Forest Hills is developed predominately with single-family, detached houses, but is zoned R3-2. The proposed R2 district, which permits only single-family, detached houses on lots with a minimum 40 foot width, will more closely reflect the area's built character.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).